

APPENDIX E

RECOMMENDED TECHNICAL CORRECTIONS TO EFPA BOUNDARIES

Trivial Recognised Anomalies as per Section 7 (3)(b) of PDI Act

1. EFPA ALIGNMENT TO LGA BOUNDARIES

The proposal seeks a technical mapping change from the LGA boundary (low water mark) to the high water mark instead. This is so as to align the EFPA boundary with the overall structure of land based planning zones within the Planning and Design Code (which align to the High Water Mark).

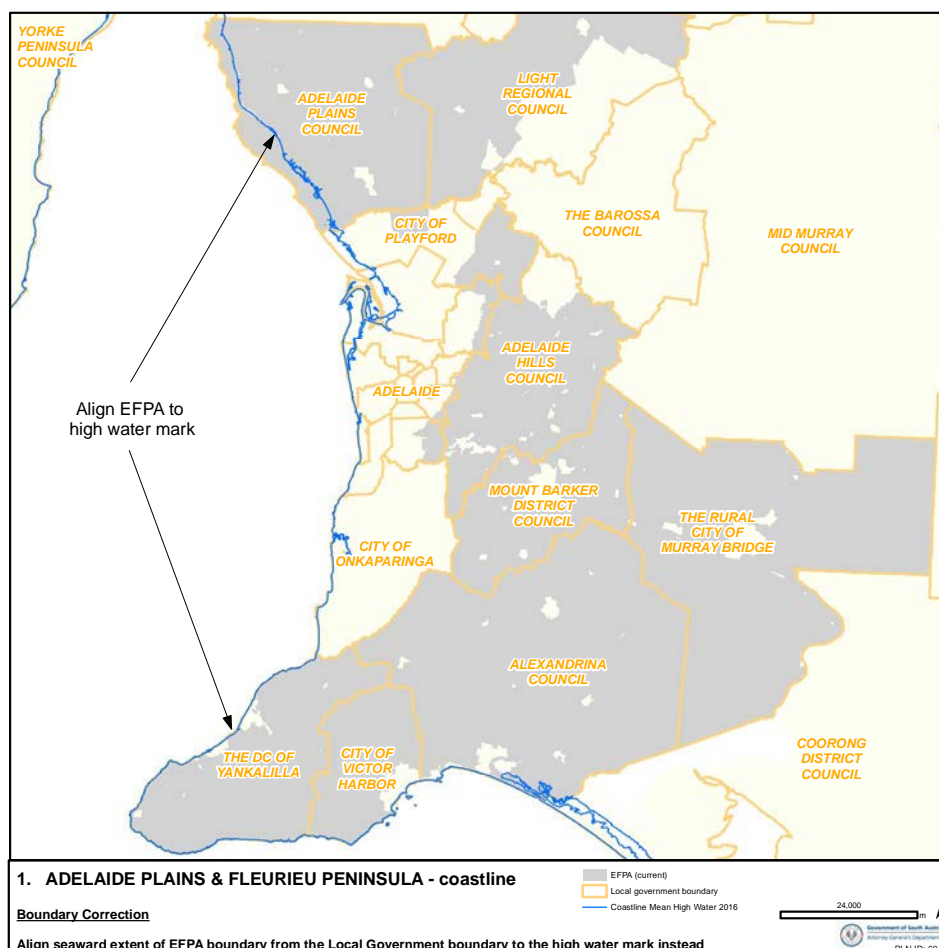
This maintains the intent of the original EFPA mapping (to align with boundary of land based zones).

Since the EFPA mapping was created, the Low Water Mark (which is also LGA boundaries) has more accurately been redefined significantly further seawards, resulting in the EFPA boundary inappropriately following this newly defined boundary.

The low water mark used to be simply 75m seawards of the high water mark.

Recommendation:

Amend the seaward extent of the EFPA from the LGA / low water mark to the high water mark / cadastre.



2. RURAL LIVING AREAS

The current GRO Map G17_2015 contains various orange areas demarcating “Rural living areas in the Environment and Food Production Areas that retain existing land division entitlements as at 1 December 2015 (for illustrative purposes only)”

At the time the EFPAs were introduced, landowners within certain rural living areas (defined by General Registry Office Map G17/2015) were advised that while subdivision for residential purposes is prevented within EFPAs, a transitional period would allow for the assessment of land division applications proposing the creation of one or more additional allotments.

This transitional period ended on 31 March 2019. Since 1 April 2019, land division applications to create one or more additional allotments within EFPAs are no longer permitted.

Recommendation:

The visual representation of these areas is now redundant and accordingly the GRO Map should now be amended to change all these areas from orange to green as per all other areas in the EFPA.



3. MURRAY BRIDGE

The EFPA has been erroneously applied to the Suburban Activity Centre Zone. It is to be removed from the EFPA as it addresses a trivial anomaly of the fundamentally urban type zoning being within the EFPA.



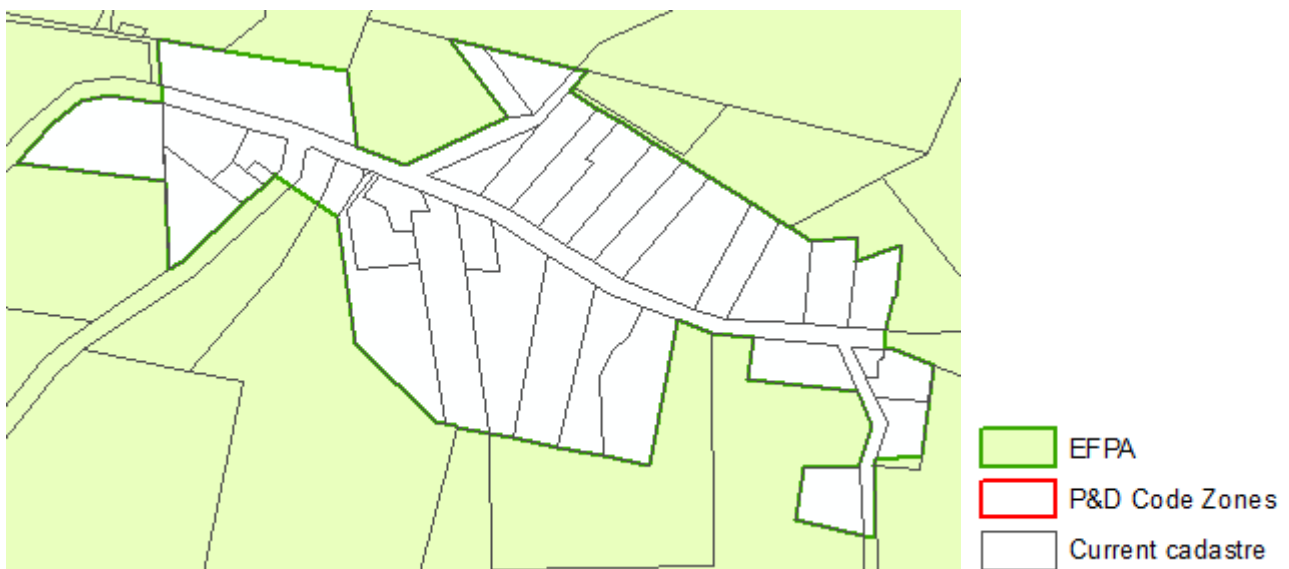
Land within Suburban Activity Centre Zone -
Recommended for removal from EFPA



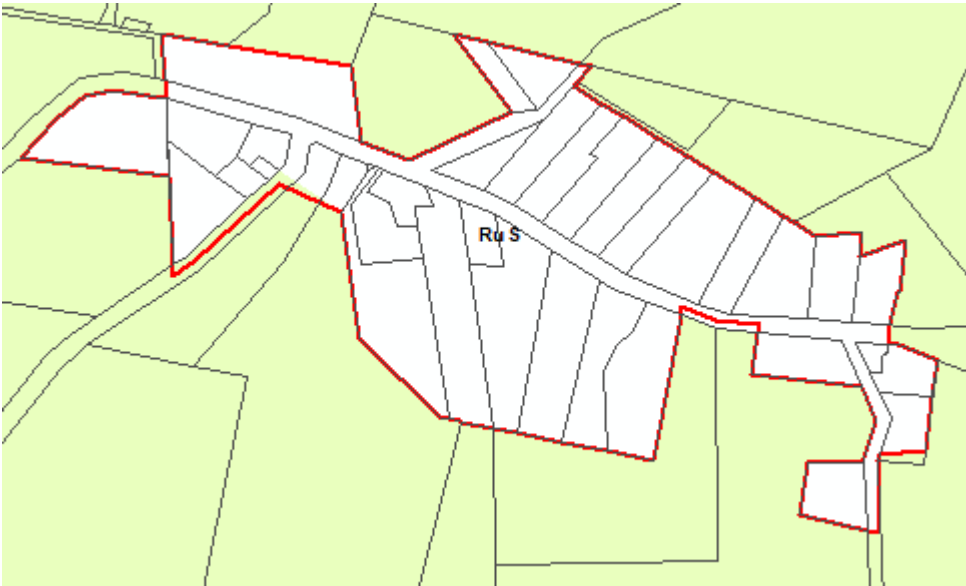
4. ADELAIDE HILLS – HOUGHTON

Issue	Cause	Proposed Correction
The EFPA boundaries at this location do not align with the zone boundaries.	The EFPA boundaries at this location were based upon draft zone boundaries in a Development Plan Amendment at that time. The zone boundaries were subsequently updated in the final version that was consolidated into the Development Plan.	Align the EFPA boundaries so that they match the zone boundaries.

Current EFPA



Current Zones

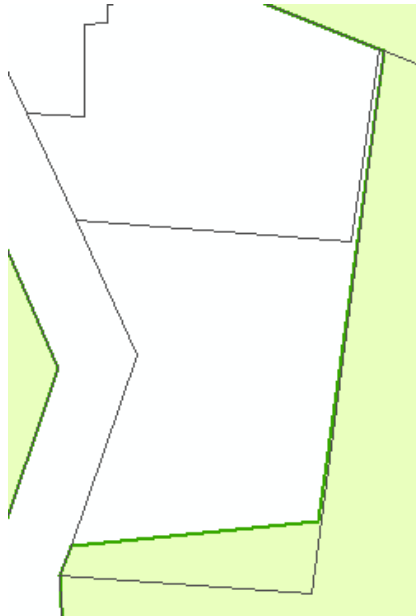


Align EFPA to existing Zone boundary

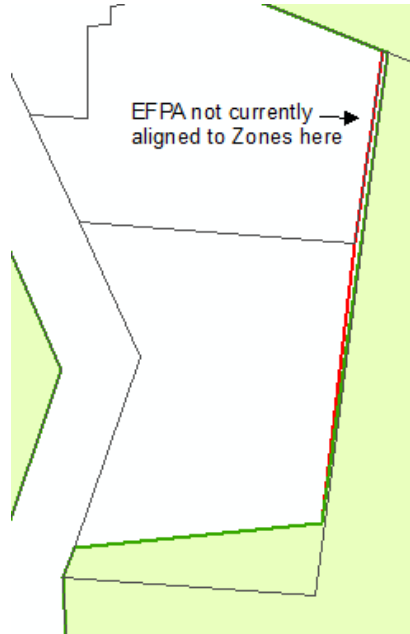


Area shown as 'A'

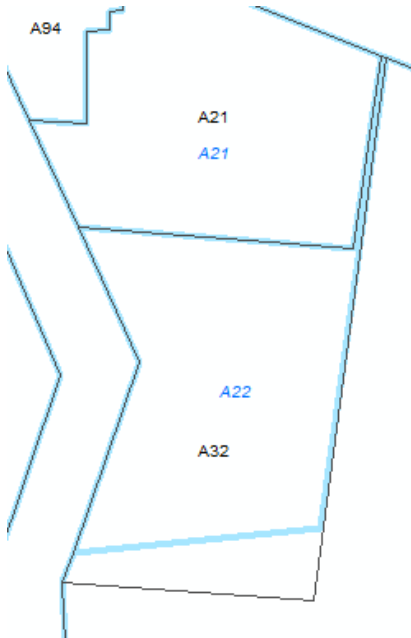
Current EFPA and Cadastre



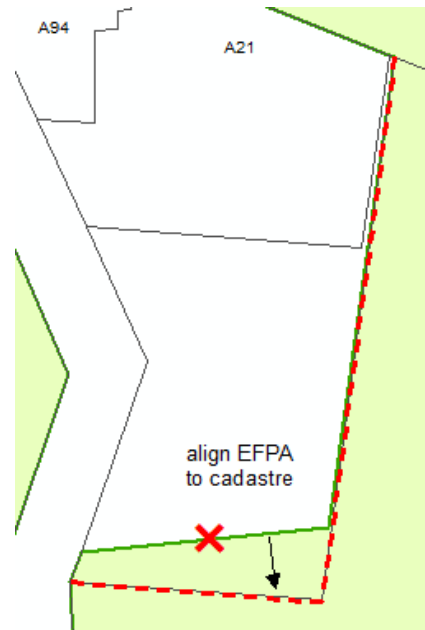
Current EFPA, Zones and Cadastre





Historic and current cadastre



Current Cadastre and aerial

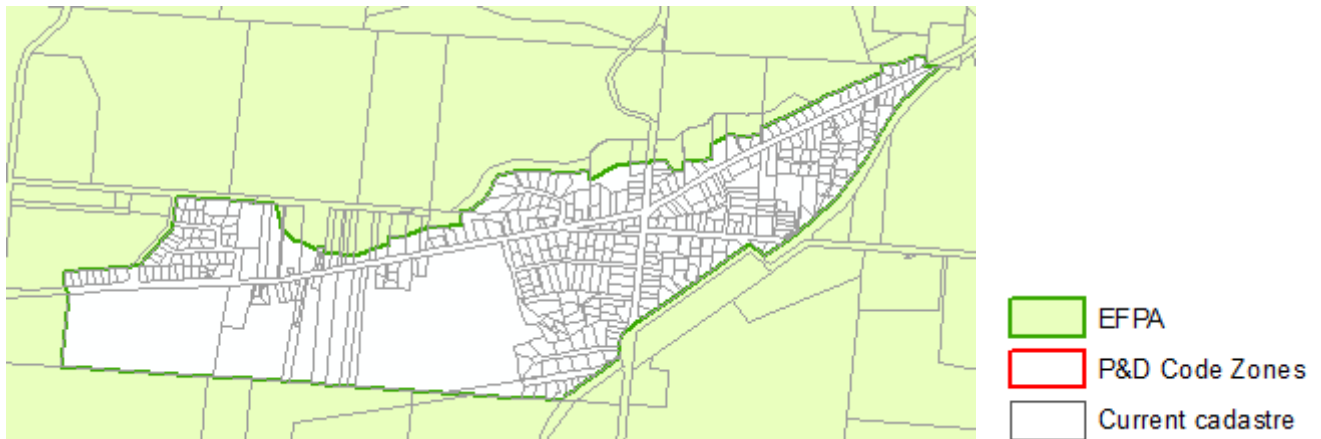


-  Current cadastre
-  Historic cadastre

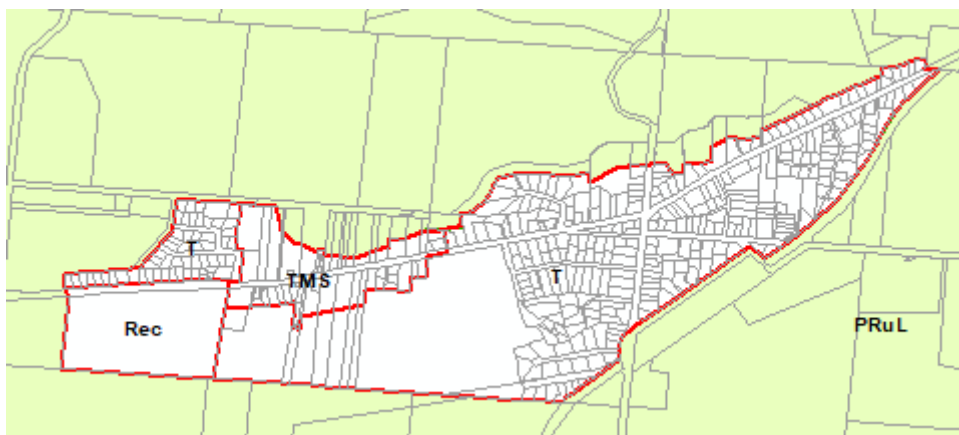
5. ADELAIDE HILLS – BIRDWOOD

Issue	Cause	Proposed Correction
The EFPA boundaries at this location do not align with the zone boundaries.	The EFPA boundaries at this location were based upon draft zone boundaries in a Development Plan Amendment at that time. The zone boundaries were subsequently updated in the final version that was consolidated into the Development Plan.	Align the EFPA boundaries so that they match the zone boundaries.

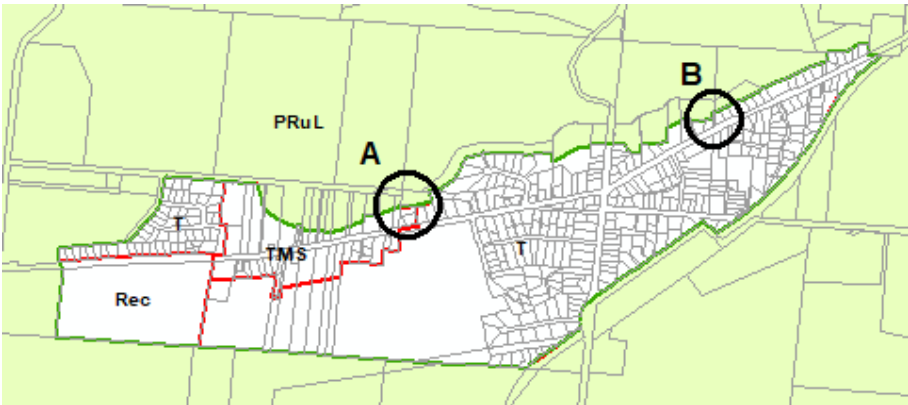
Current EFPA



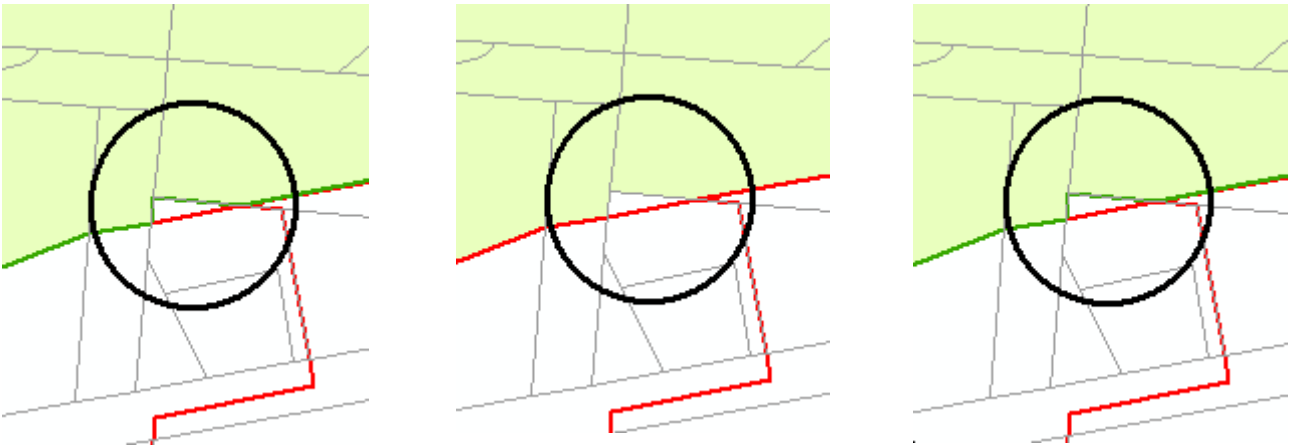
Current Zones



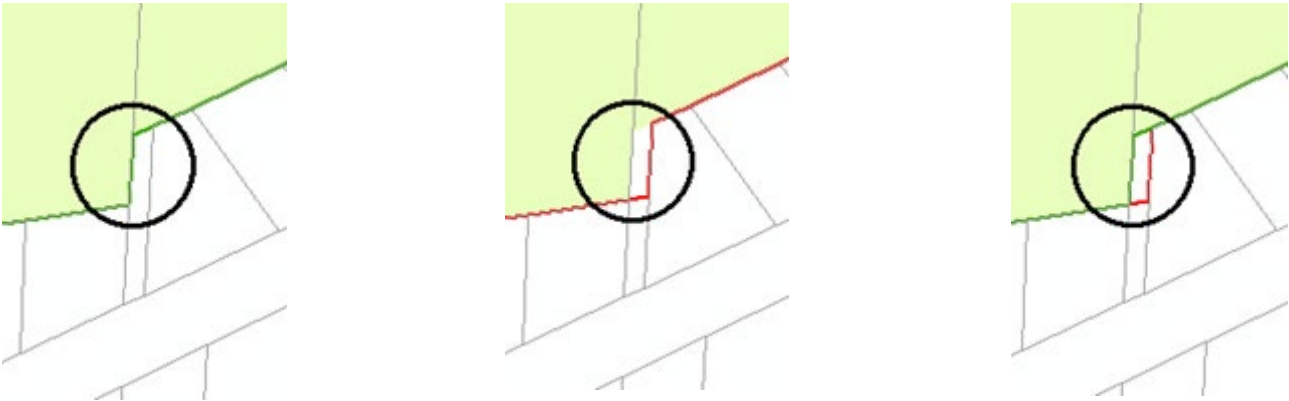
Align EFPA to existing Zone boundary



A – Originally aligned from draft zones



B - Originally aligned from draft zones



C – Align EFPA to Cadastre



6. ADELAIDE HILLS – LENSWOOD

Issue	Cause	Proposed Correction
The EFPA boundaries at this location do not align with the zone boundaries.	The EFPA boundaries at this location were based upon draft zone boundaries in a Development Plan Amendment at that time. The zone boundaries were subsequently updated in the final version that was consolidated into the Development Plan.	Align the EFPA boundaries so that they match the zone boundaries.

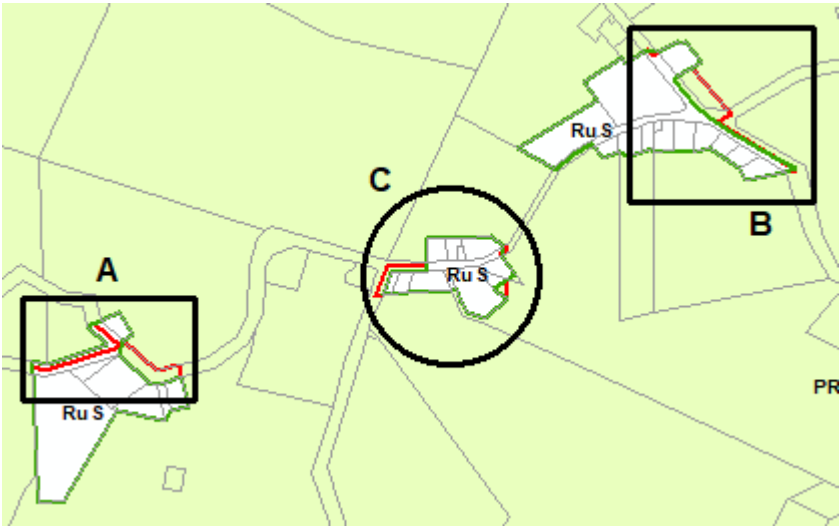
Current EFPA



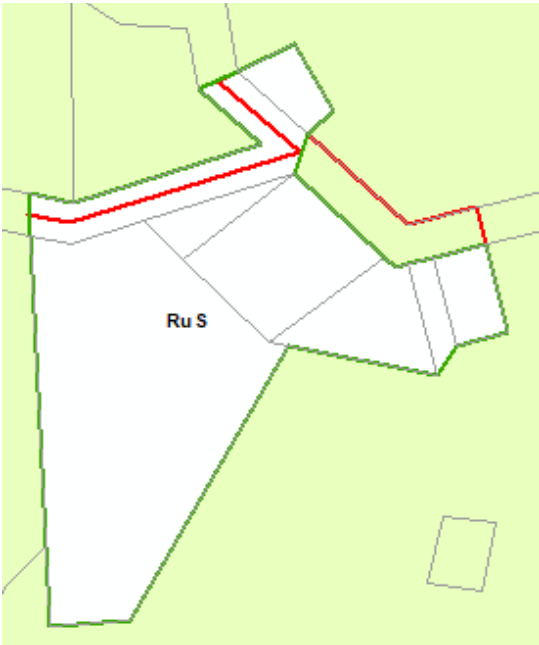
Current Zones



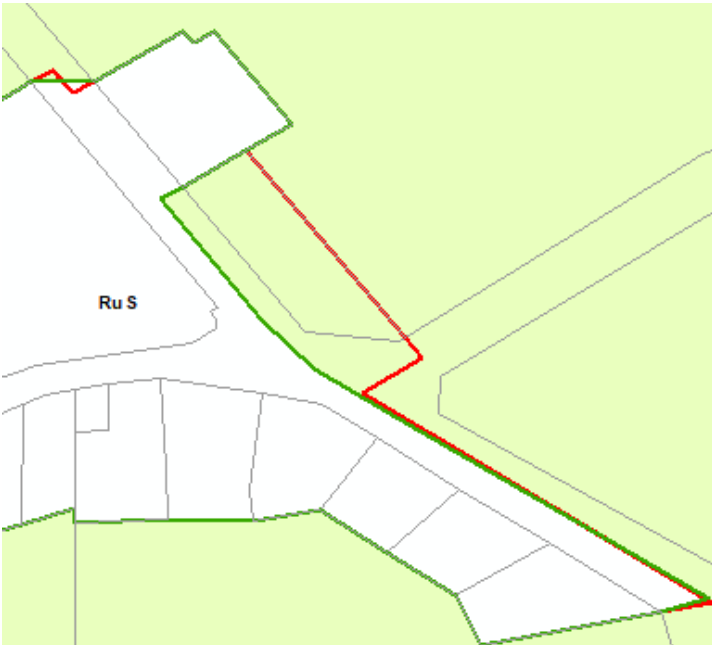
Align EFPA to existing Zone boundary



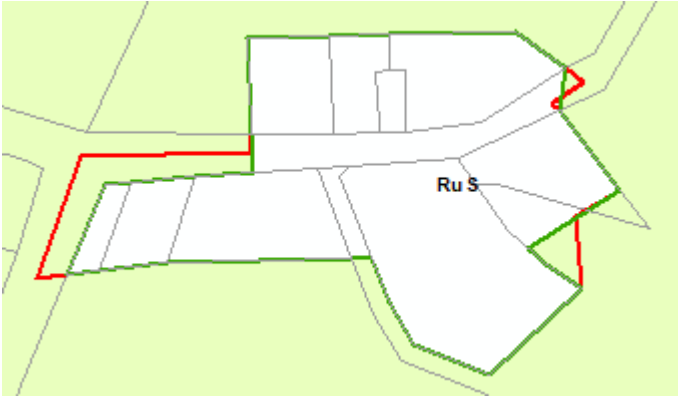
A - Align EFPA to existing Zone boundary



B - Align EFPA to existing Zone boundary



C - Align EFPA to existing Zone boundary



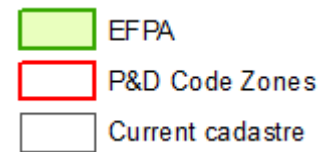
7. ADELAIDE HILLS – BALHANNAH

Issue	Cause	Proposed Correction
The EFPA boundaries at this location do not align with the zone boundaries.	The EFPA boundaries at this location were based upon draft zone boundaries in a Development Plan Amendment at that time. The zone boundaries were subsequently updated in the final version that was consolidated into the Development Plan.	Align the EFPA boundaries so that they match the zone boundaries.

Current EFPA



Current Zones



Current EFPA and Zones



Misalignment between EFPA and Zones



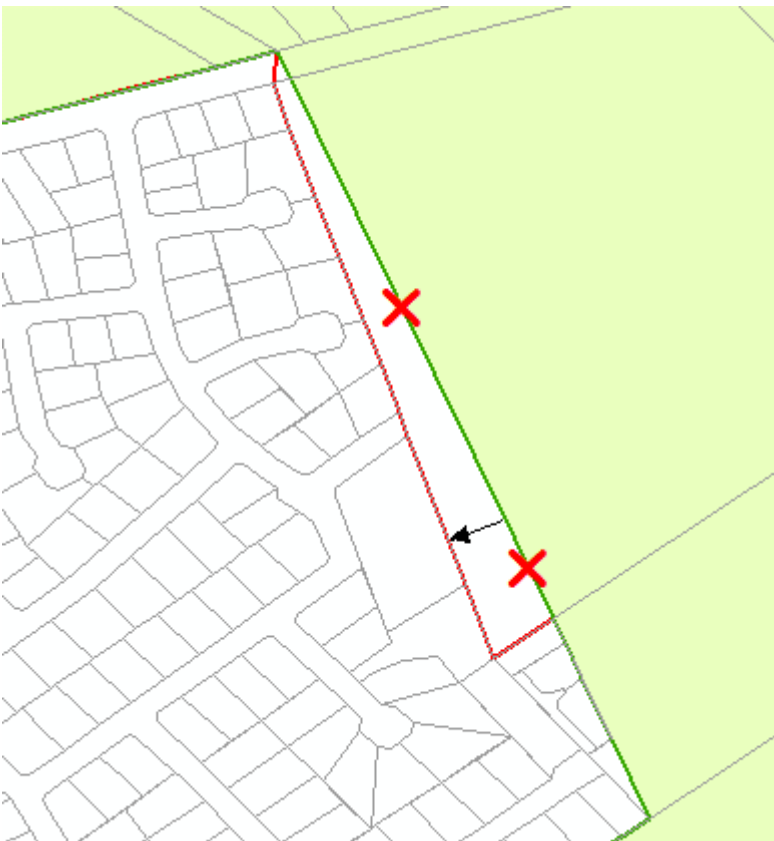
Development Plan Zones from Township & Urban Areas DPA (Part 1)
consolidated 9 April 2014



Development Plan Zones when EFPA captured
consolidated 24 October 2017 –
these zones transitioned to Planning and
Design Code



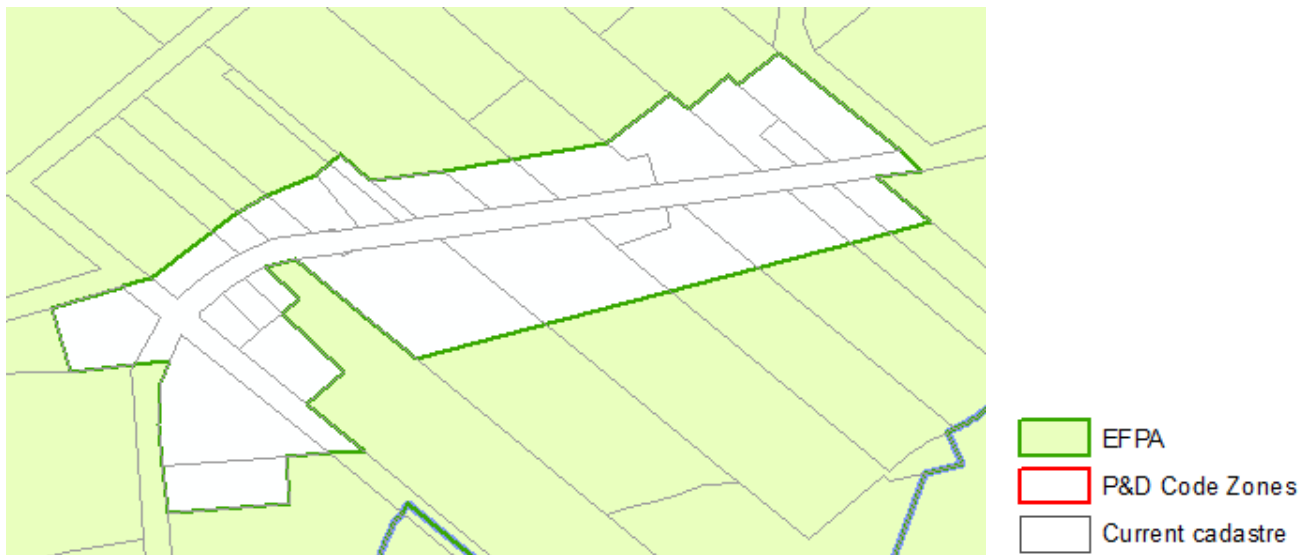
Align EFPA to existing Zone boundary



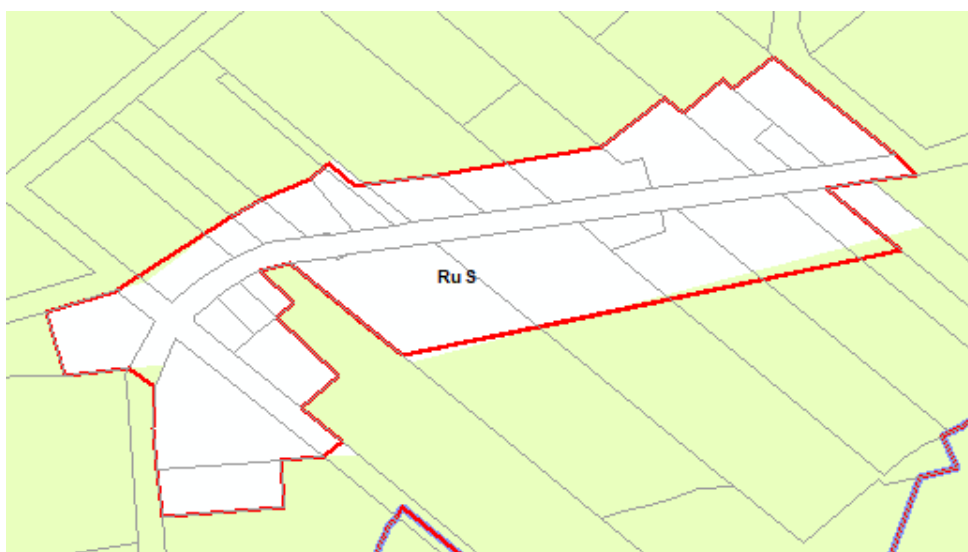
8. ADELAIDE HILLS – VERDUN

Issue	Cause	Proposed Correction
The EFPA boundaries at this location do not align with the zone boundaries.	The EFPA boundaries at this location were based upon draft zone boundaries in a Development Plan Amendment at that time. The zone boundaries were subsequently updated in the final version that was consolidated into the Development Plan.	Align the EFPA boundaries so that they match the zone boundaries.

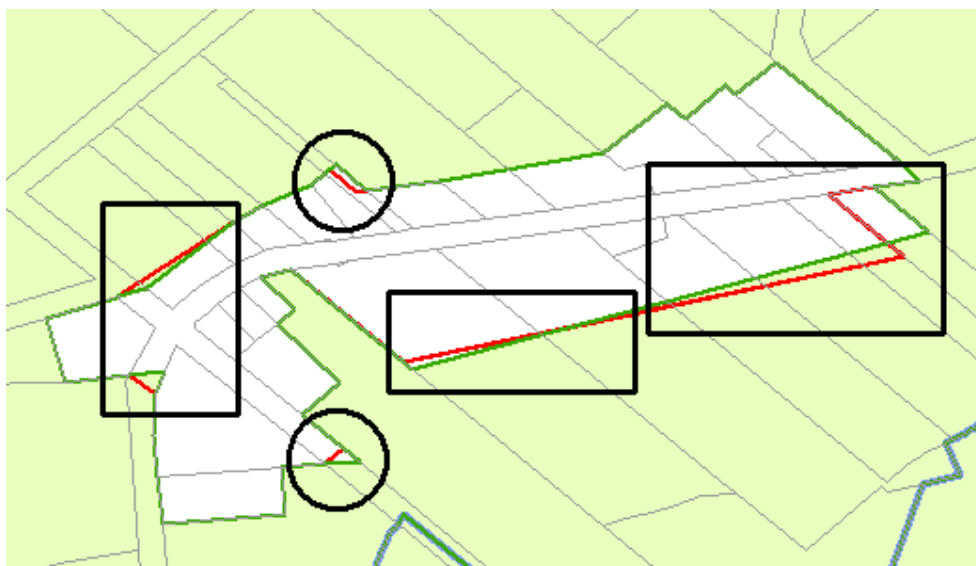
Current EFPA



Current EFPA and Zones



Align EFPA to existing Zone boundary



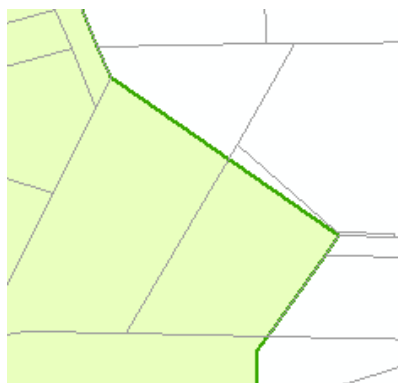
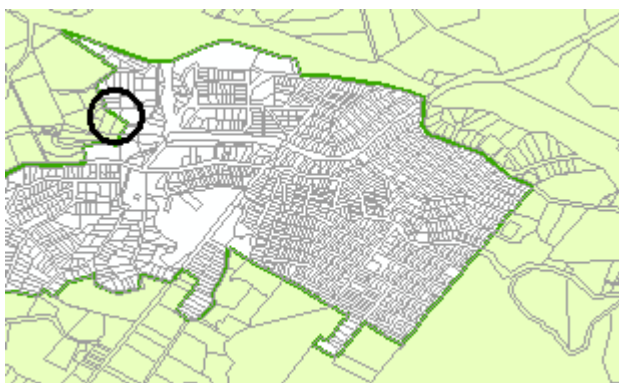
Note - No change is to be made to the portion of land outside of the EFPA on allotment 11 in F157246 (CT5714/892) as this would not be deemed 'trivial'. Marked in blue below.



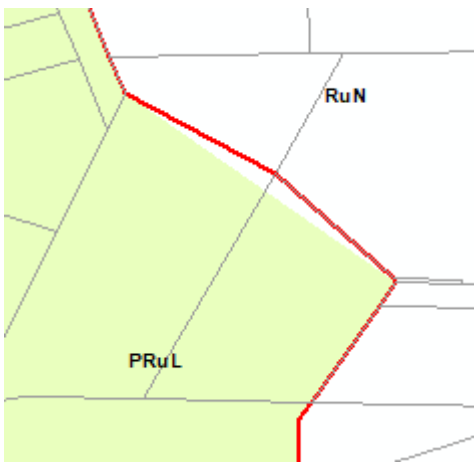
9. ADELAIDE HILLS – BRIDGEWATER

Issue	Cause	Proposed Correction
The EFPA boundaries at this location do not align with the zone boundaries.	The EFPA boundaries at this location were based on zone boundaries in the Development Plan at the time. The zone boundaries have since been updated to reflect updated cadastral boundaries.	Align the EFPA boundaries so that they match the zone boundaries.

Current EFPA

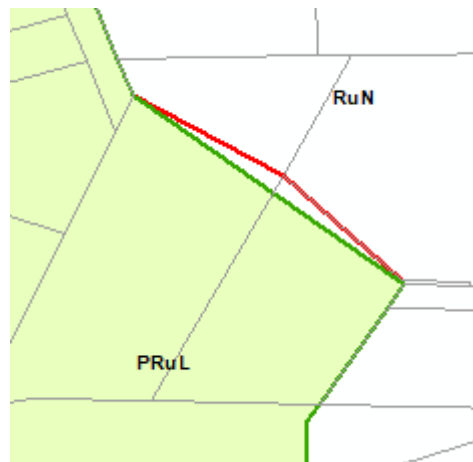


Current Zones

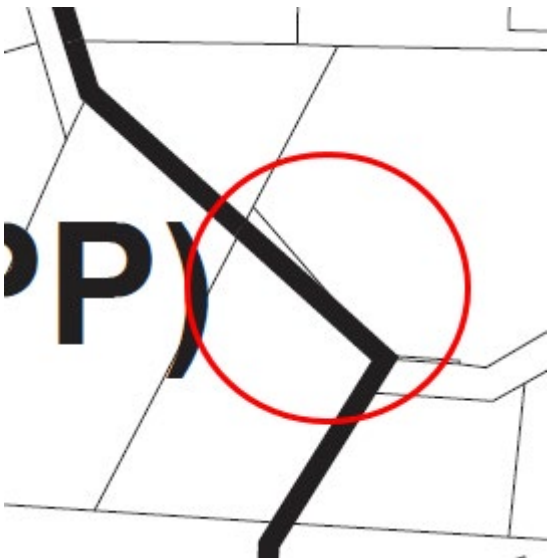


- EFPA
- P&D Code Zones
- Current cadastre

Current EFPA and Zones – misalignment



Final Development Plan consolidated 8 August 2019



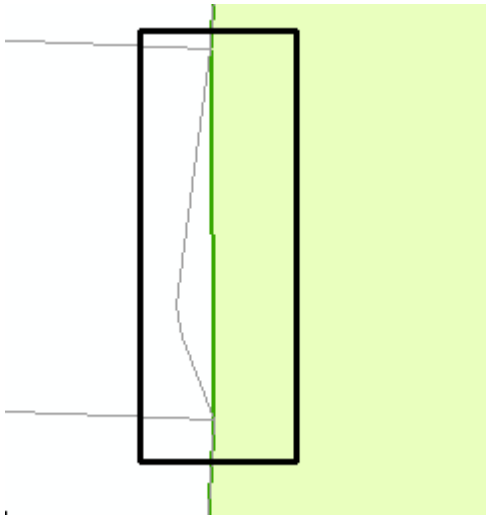
With the current zone alignment



10. ADELAIDE HILLS – URAIDLA




Issue	Cause	Proposed Correction
The EFPA boundaries at this location do not align with the zone boundaries.	The EFPA boundaries at this location were based on zone boundaries in the Development Plan at the time. The zone boundaries have since been updated to reflect updated cadastral boundaries.	Align the EFPA boundaries so that they match the zone boundaries.

Current EFPA

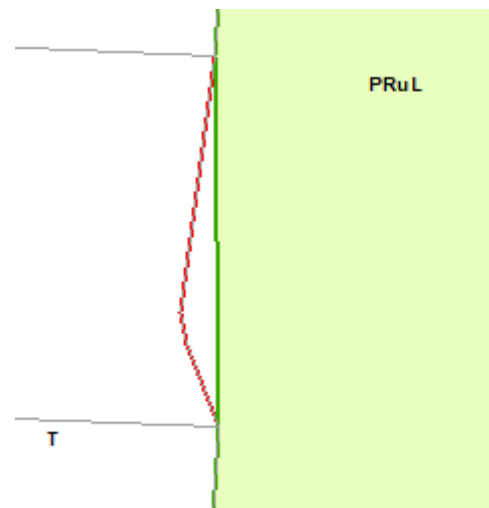


Current Zones

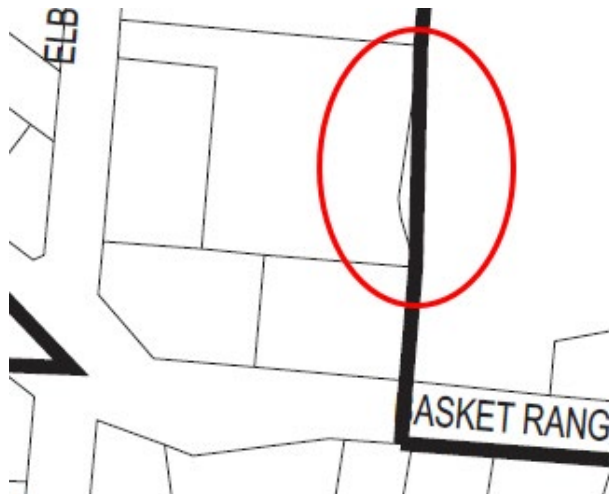


-  EFPA
-  P&D Code Zones
-  Current cadastre

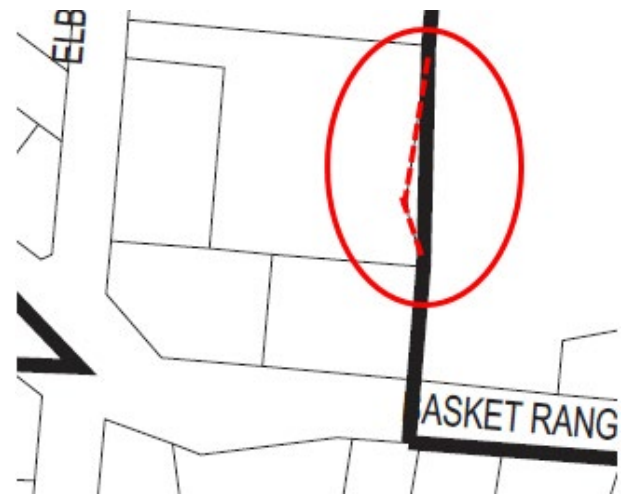
Current EFPA and Zones – misalignment



Final Development Plan consolidated 8 August 2019



With the current zone alignment



11. ADELAIDE HILLS – ALDGATE

Issue	Cause	Proposed Correction
The EFPA boundaries at this location do not align with the zone boundaries.	The EFPA boundaries at this location were based upon draft zone boundaries in a Development Plan Amendment at that time. The zone boundaries were subsequently updated in the final version that was consolidated into the Development Plan.	Align the EFPA boundaries so that they match the zone boundaries.

Current EFPA



Current Zones

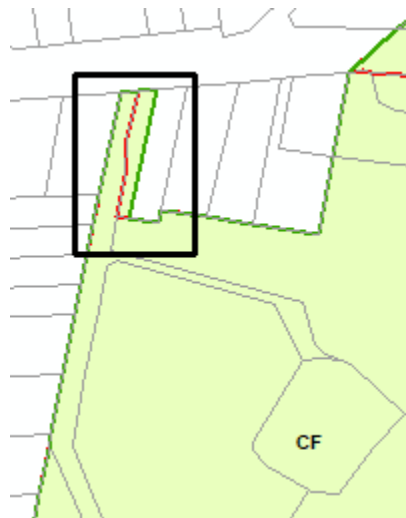


- EFPA
- P&D Code Zones
- Current cadastre

Current EFPA and Zones



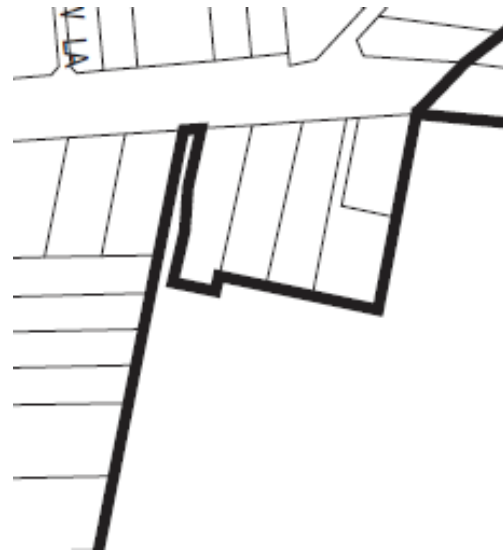
Misalignment between EFPA and Zones



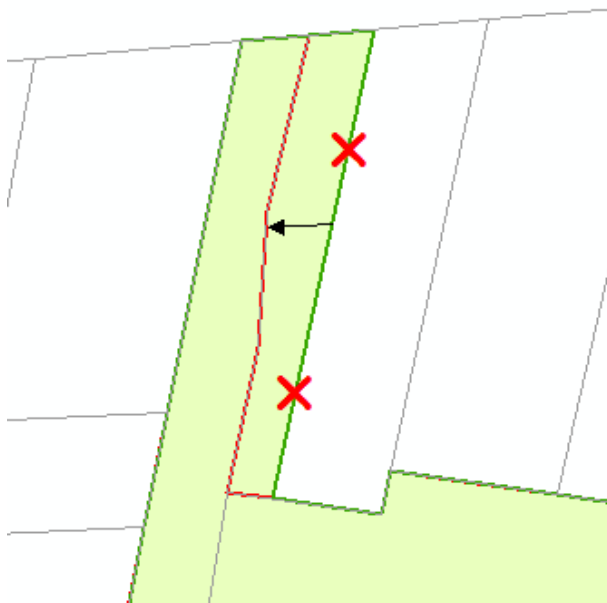
Development Plan Zones when EFPA captured consolidated 9 April 2014



Development Plan Zones from Township & Urban Areas DPA (Part 1) consolidated 24 October 2017 – these zones transitioned to Planning and Design Code



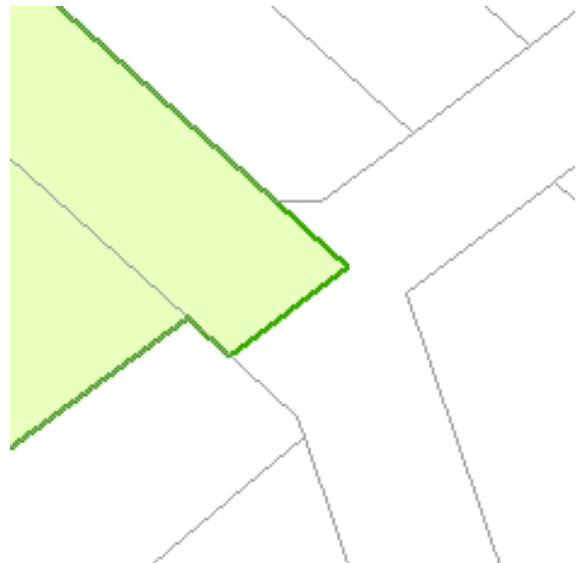
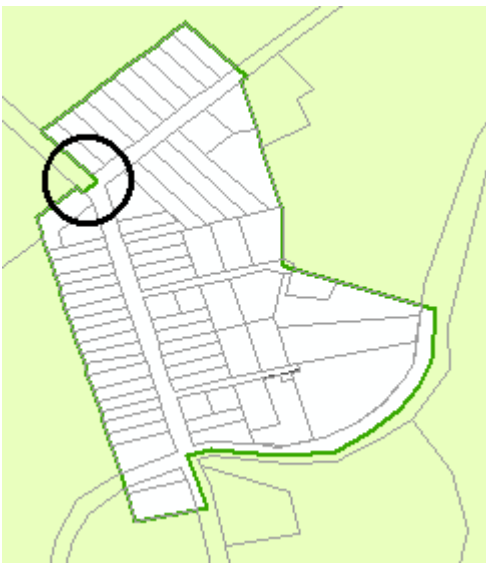
Align EFPA to existing Zone boundary



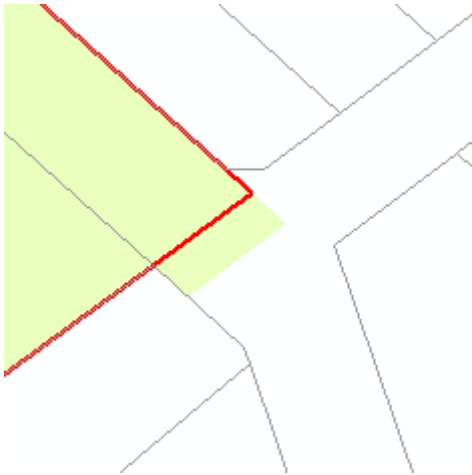
12. MOUNT BARKER – DAWSLEY




Issue	Cause	Proposed Correction
The EFPA boundaries at this location do not align with the zone boundaries.	The EFPA boundaries at this location were based on zone boundaries in the Development Plan at the time. The zone boundaries have since been updated to reflect updated cadastral boundaries.	Align the EFPA boundaries so that they match the zone boundaries.

Current EFPA

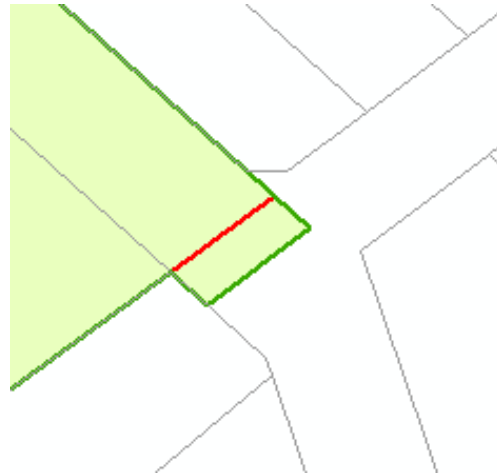


Current Zones

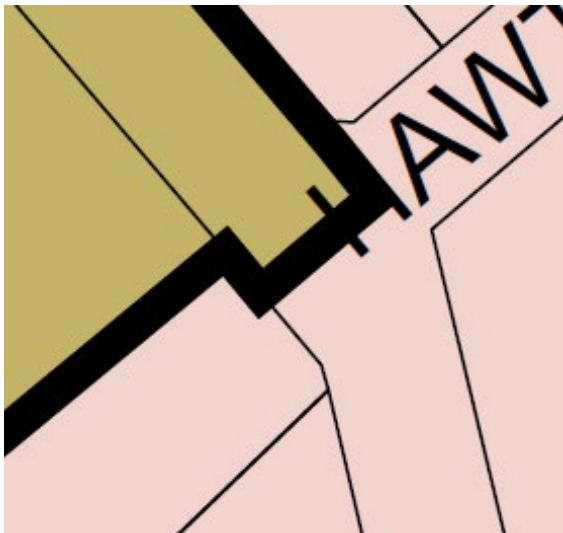


-  EFPA
-  P&D Code Zones
-  Current cadastre

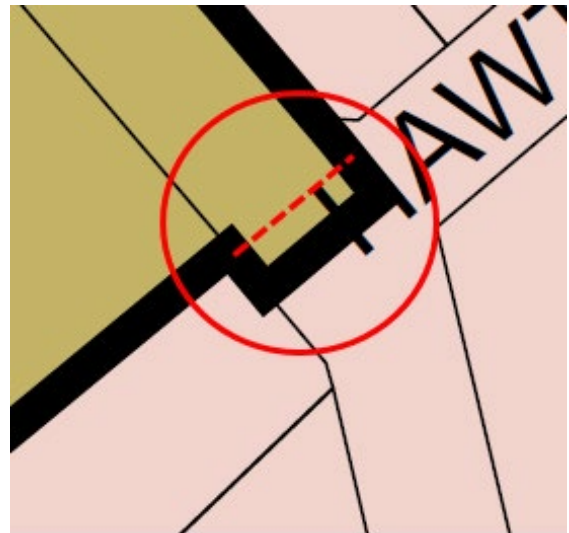
Current EFPA and Zones – misalignment



Final Development Plan consolidated 8 August 2019



With the current zone alignment



13. MURRAY BRIDGE – WOODLANE

Issue	Cause	Proposed Correction
Better alignment of EFPA and Zone boundary to cadastre	While the zone boundary alignment has not changed since the first Development Plan, it is appropriate to update the EFPA boundary to go around these residential land parcels from new plans of division since the first Development Plan.	Align the EFPA boundary to current cadastre.

Current EFPA



Current EFPA

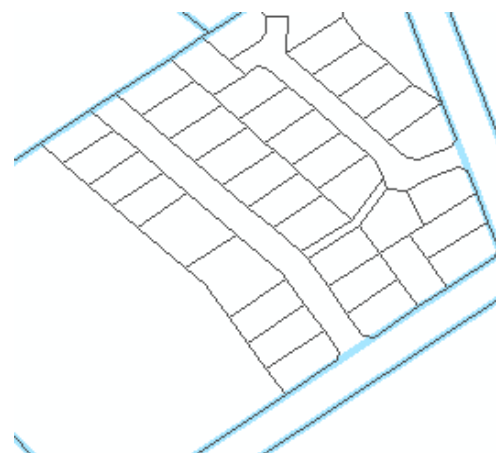


- EFPA
- P&D Code Zones
- Current cadastre

Current EFPA and Zones



Current cadastre and cadastre used in first Development Plan

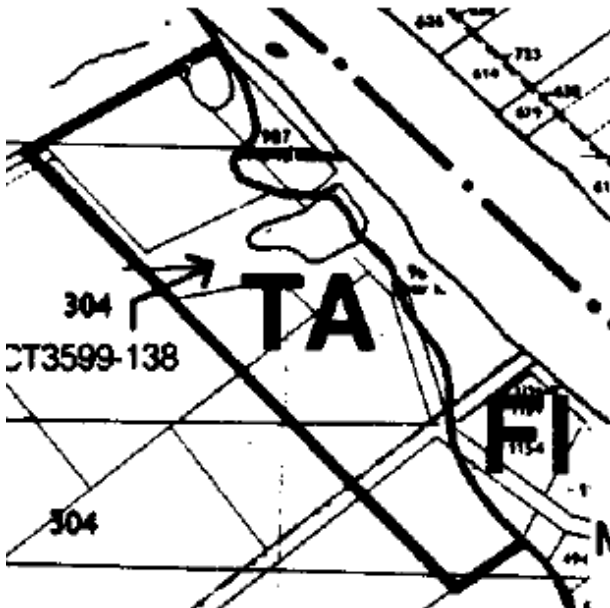


- Current cadastre
- Historic cadastre

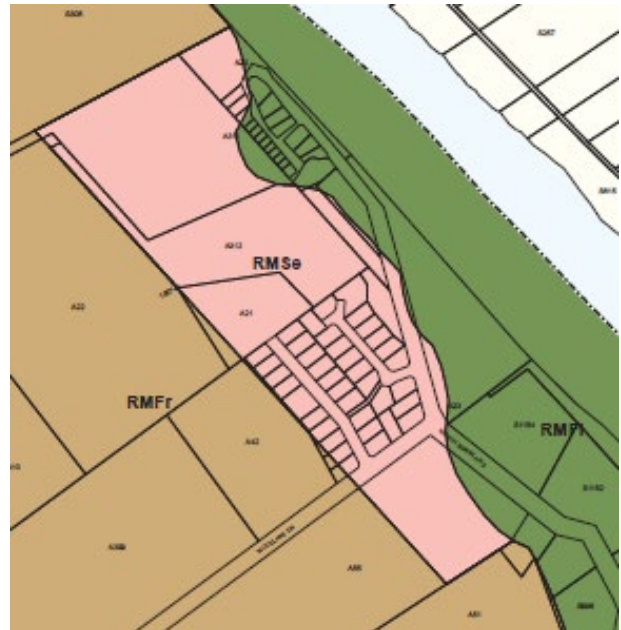
Align EFPA to parcels



Development Plan Zones in first Development Plan consolidated 24 April 1997



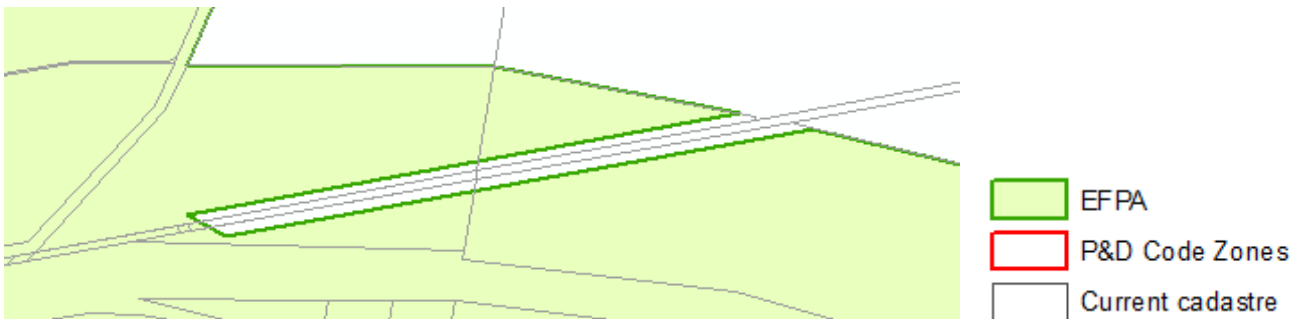
Development Plan Zones in last Development Plan consolidated 20 August 2020 - these transitioned to Planning and Design Code



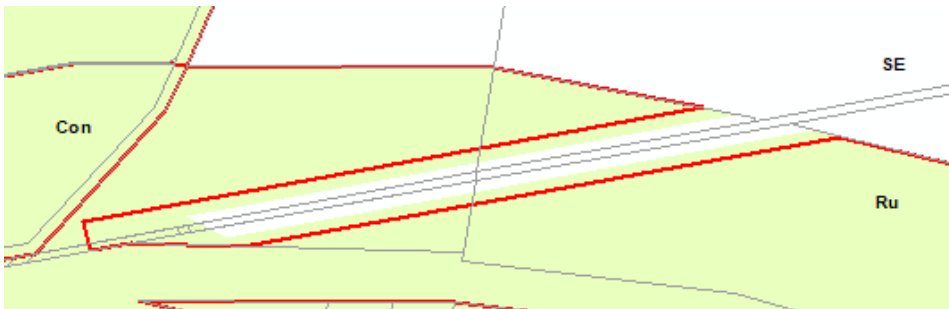
14. MURRAY BRIDGE – MONARTO SOUTH

Development	Cause	Proposed Correction
The EFPA boundaries at this location do not align with the zone boundaries.	The EFPA boundaries at this location were based upon draft zone boundaries in a Development Plan Amendment at that time. The zone boundaries were subsequently updated in the final version that was consolidated into the Development Plan.	Align the EFPA boundaries so that they match the zone boundaries.

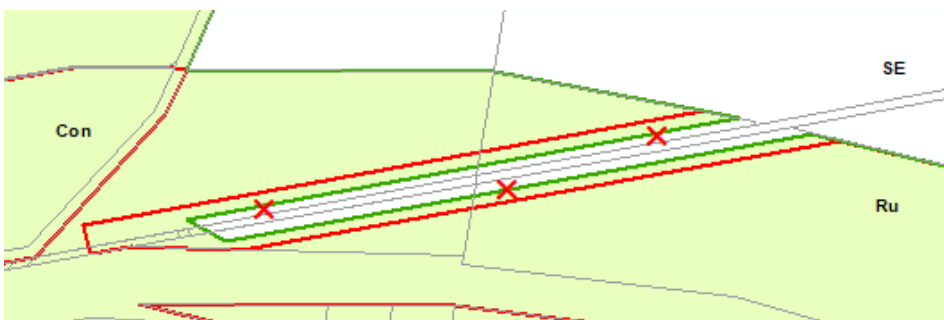
Current EFPA



Current Zones



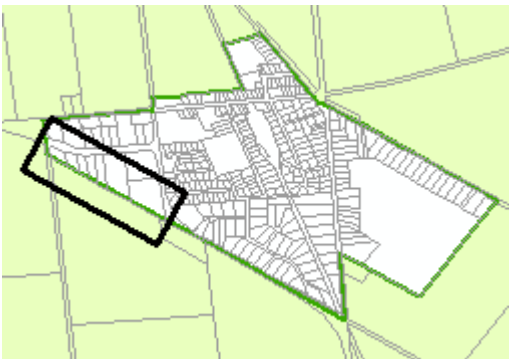
Align EFPA to existing Zone boundary



15. LIGHT – WASLEYS

Issue	Cause	Proposed Correction
Better alignment of EFPA and Zone boundary to cadastre	While the zone boundary alignment has not changed since the first Development Plan, it is appropriate to update the EFPA boundary to go around these residential land parcels from new plans of division since the first Development Plan.	Align the EFPA boundary to current cadastre.

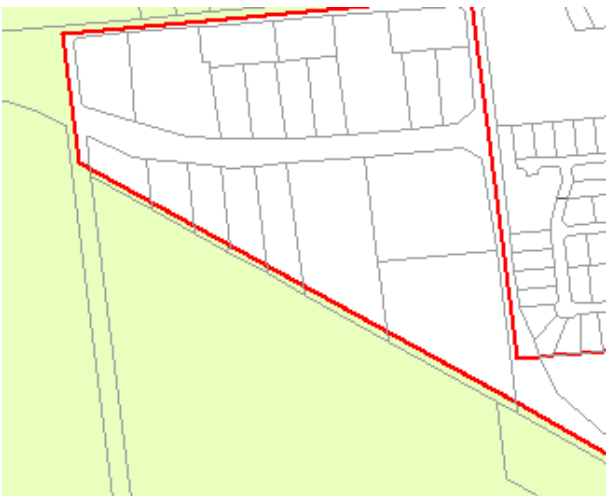
Current EFPA



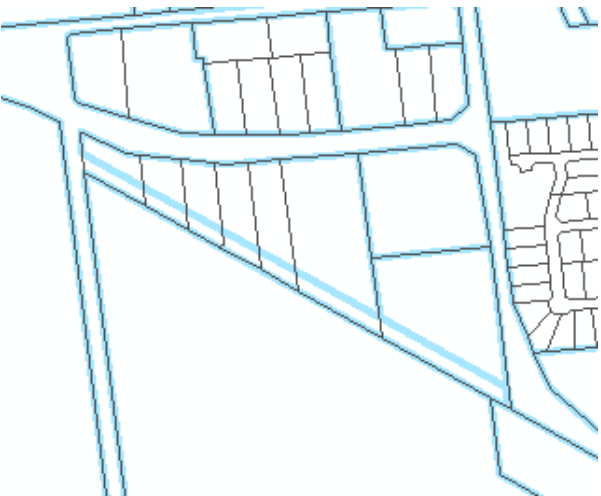
- EFPA
- P&D Code Zones
- Current cadastre



Current Zones

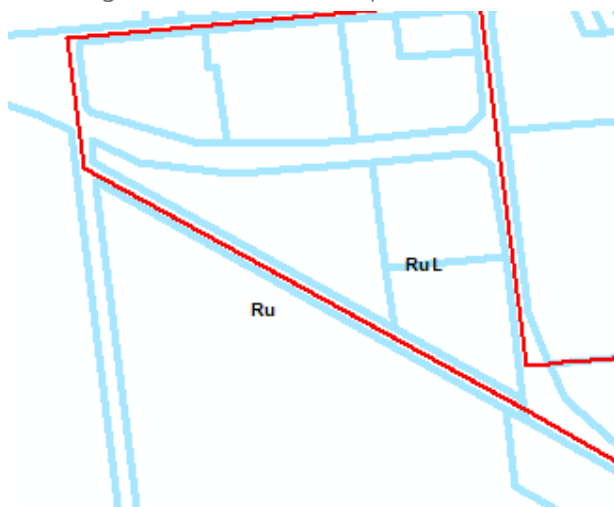


Current cadastre and cadastre used in first Development Plan

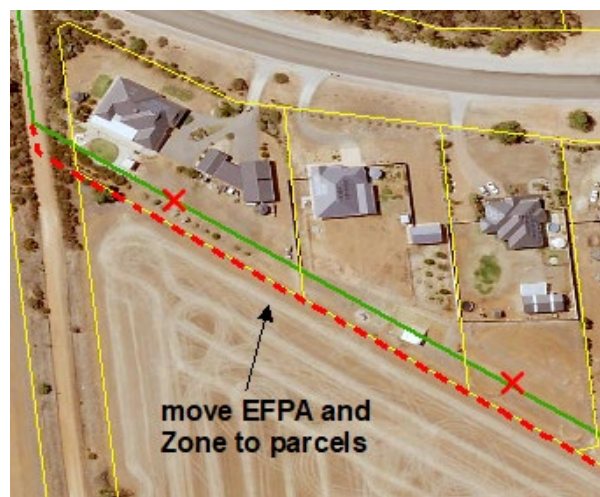
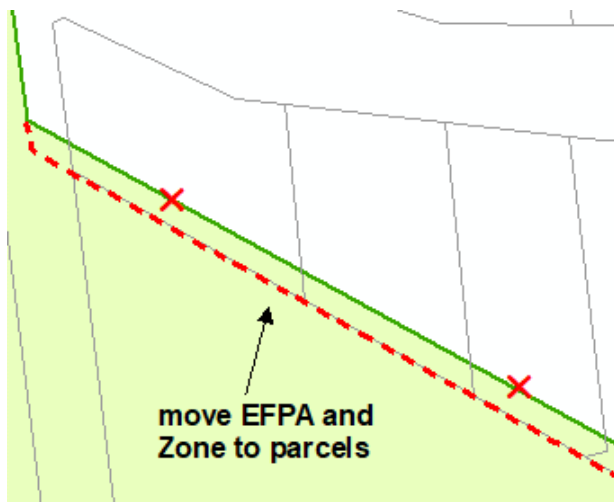
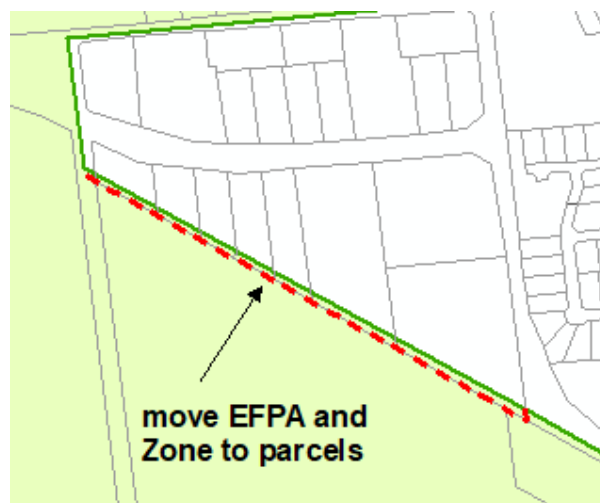


- Current cadastre
- Historic cadastre

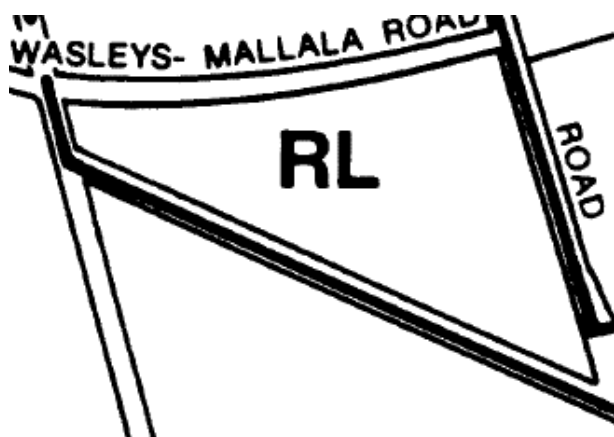
Current zoning and cadastre used in first Development Plan Note – zone boundaries unchanged since first Development Plan



Align EFPA to parcels



Development Plan Zones in first Development Plan consolidated 24 April 1997



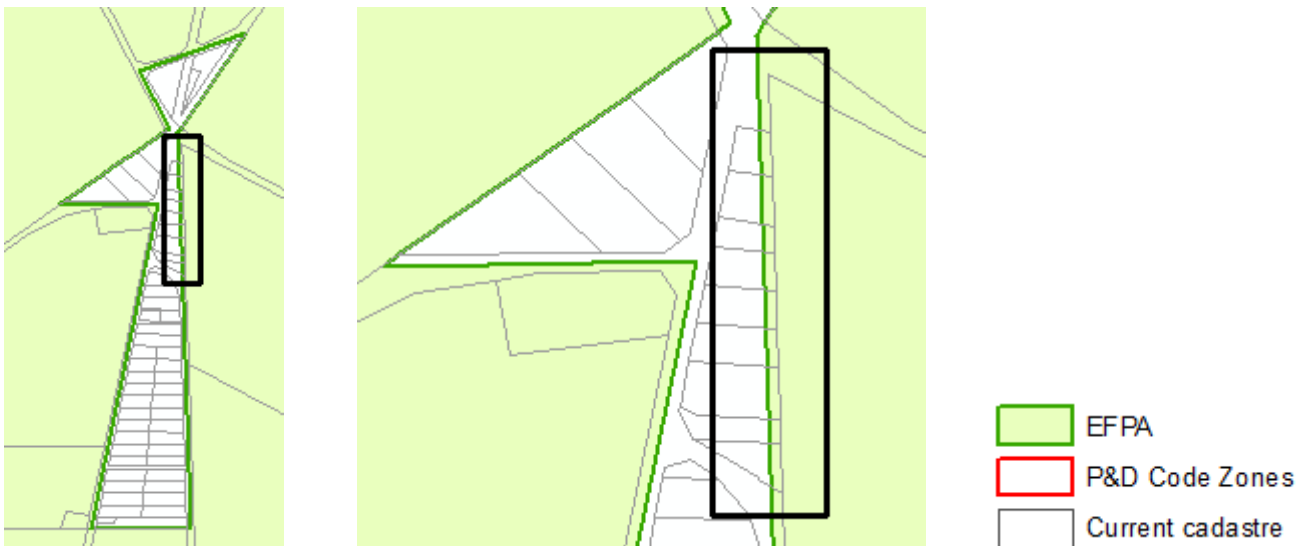
Development Plan Zones in last Development Plan consolidated 20 August 2020 - these transitioned to Planning and Design Code



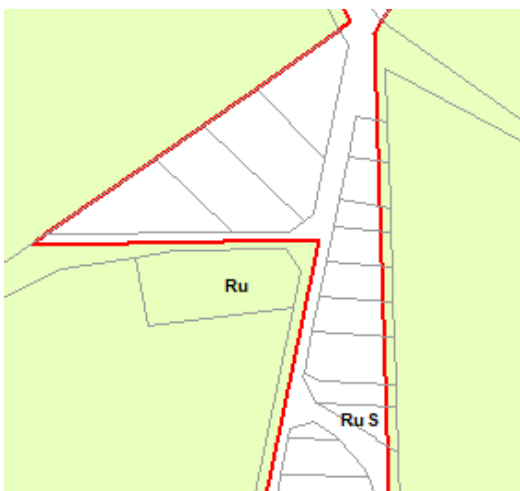
16. ADELAIDE PLAINS – REDBANKS

Issue	Cause	Proposed Correction
Better alignment of EFPA and Zone boundary to cadastre	While the zone boundary alignment has not changed since the first Development Plan, it is appropriate to update the EFPA boundary to go around these residential land parcels from new plans of division since the first Development Plan.	Align the EFPA boundary to current cadastre.

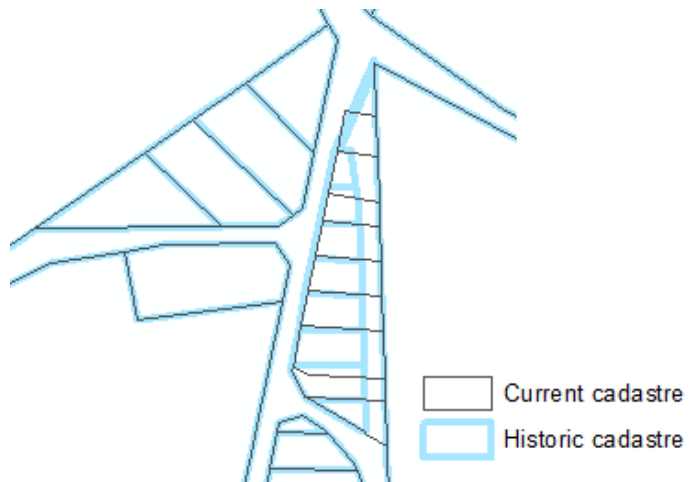
Current EFPA



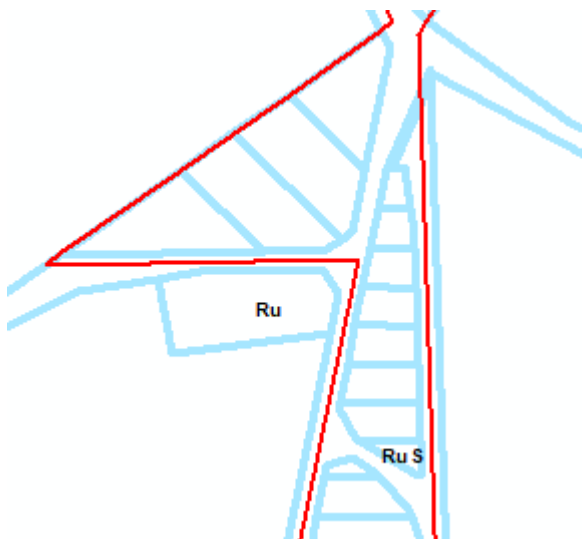
Current Zones



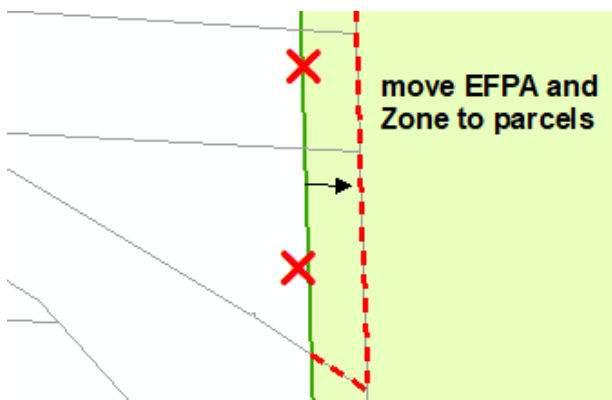
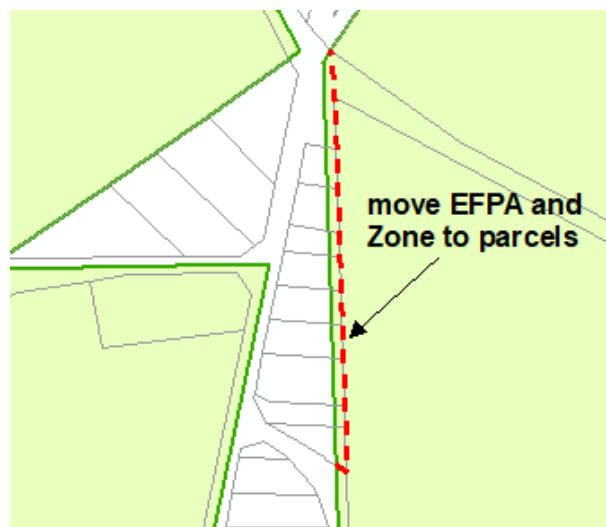
Current cadastre and cadastre used in first Development Plan



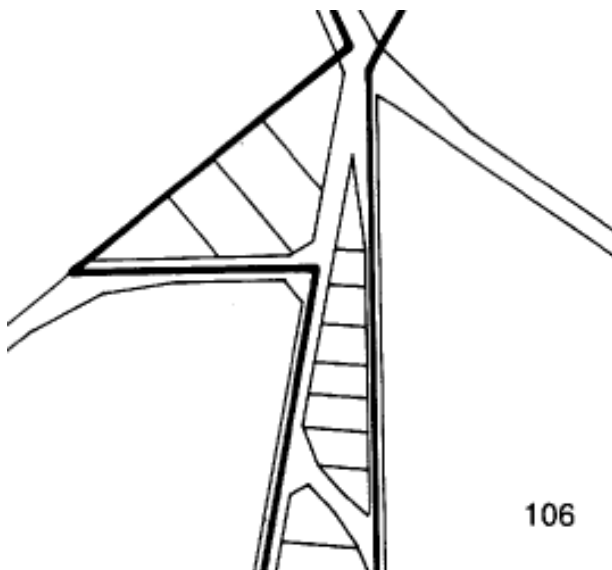
Current zoning and cadastre used in first Development Plan Note – zone boundaries unchanged since first Development Plan



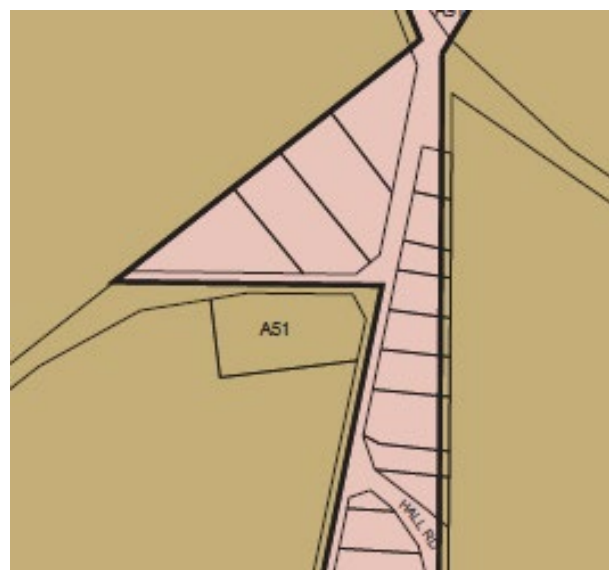
Align EFPA to parcels



Development Plan Zones in first Development Plan consolidated 24 April 1997



Development Plan Zones in last Development Plan consolidated 20 August 2020 - these transitioned to Planning and Design Code



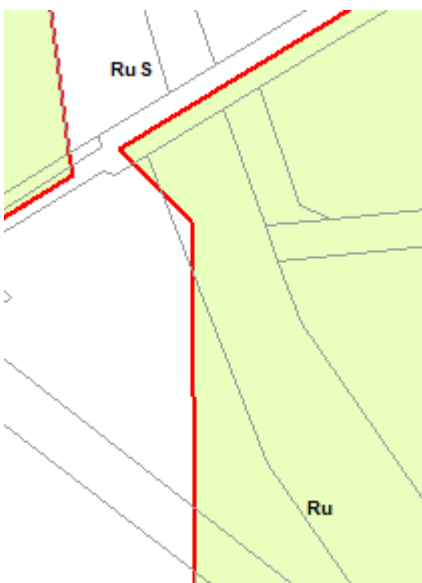
17. ADELAIDE PLAINS – LONG PLAINS

Issue	Cause	Proposed Correction
Better alignment of EFPA and Zone boundary to cadastre	While the zone boundary alignment has not changed since the first Development Plan, it is appropriate to update the EFPA boundary to go around these and parcels from new plans of division since the first Development Plan.	Align the EFPA boundary to current cadastre.

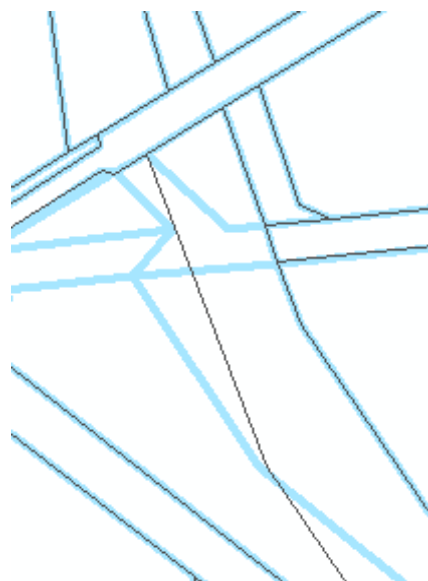
Current EFPA



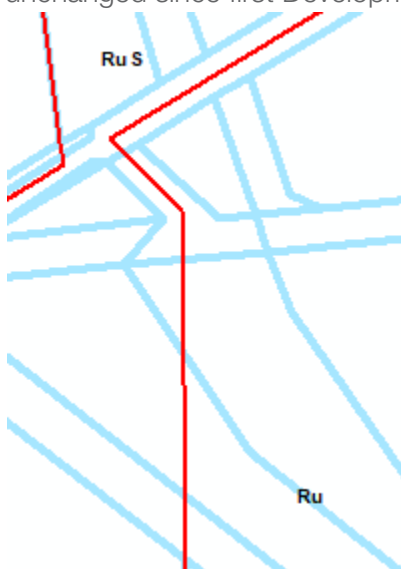
Current Zones



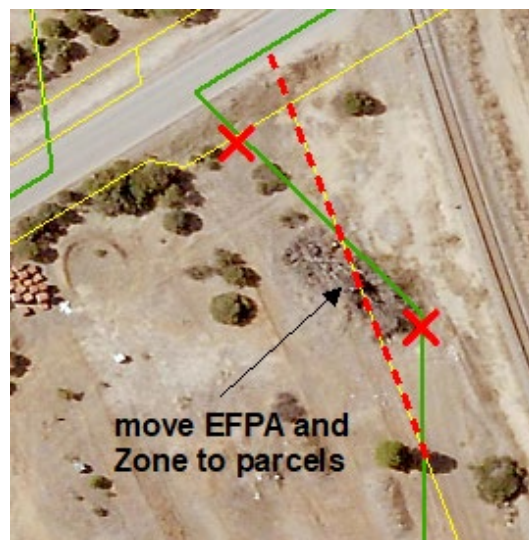
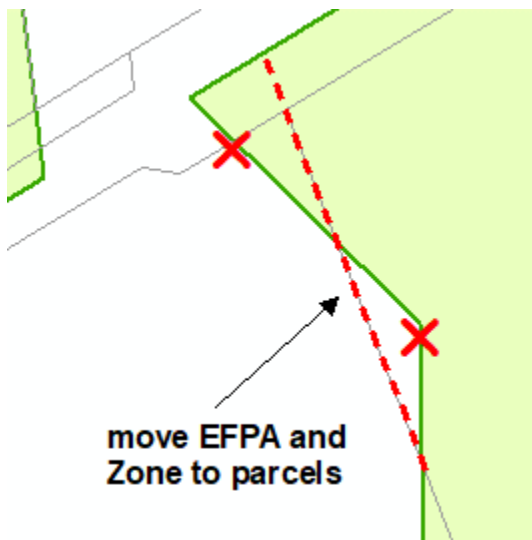
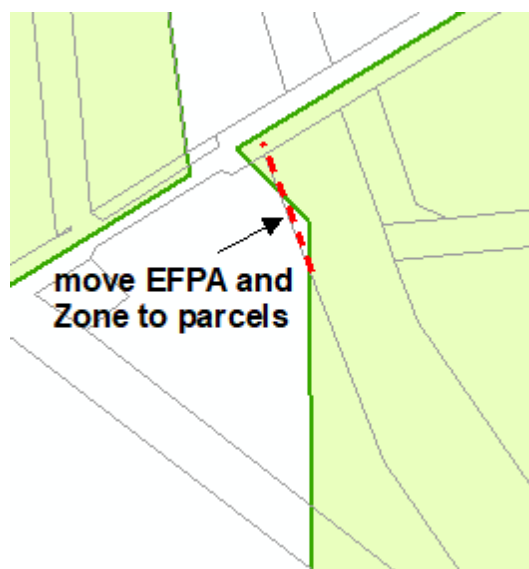
Current cadastre and cadastre used in first Development Plan



B - Current zoning and cadastre used in first Development Plan Note – zone boundaries unchanged since first Development Plan



B - Align EFPA to parcels



Development Plan Zones in first Development Plan consolidated 27 September April 1997

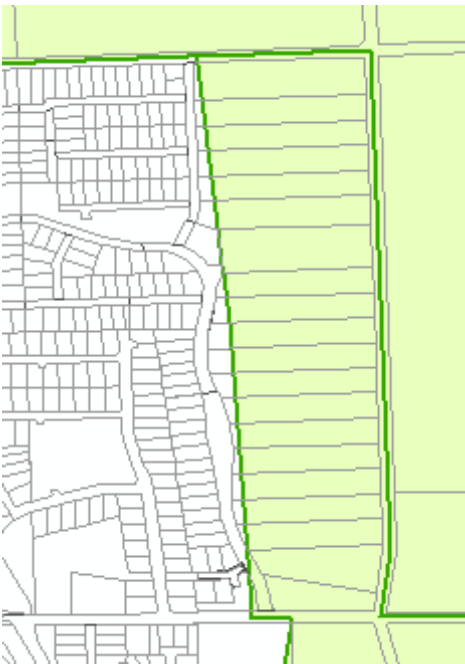
Development Plan Zones in last Development Plan consolidated 20 August 2020 - these transitioned to Planning and Design Code



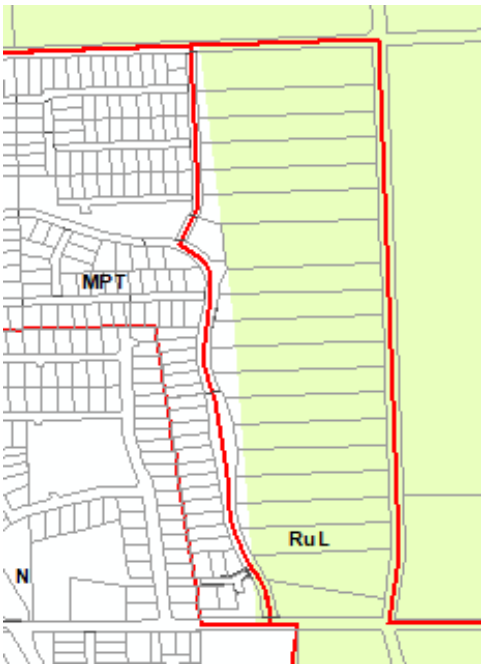
18. ADELAIDE PLAINS – TWO WELLS

Issue	Cause	Proposed Correction
The EFPA boundaries at this location do not align with zone boundaries.	The EFPA boundaries were created from the zone boundaries in the Development Plan at the time. The zone boundaries were subsequently updated during the transition to the Planning and Design Code.	Align the EFPA boundaries so that they match the updated zone boundaries.

Current EFPA

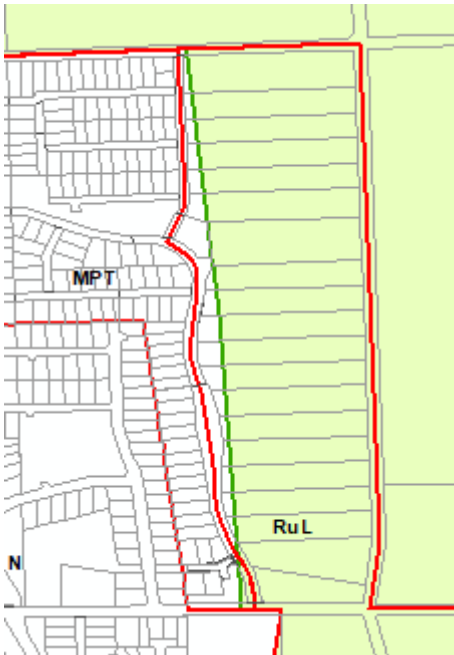


Current Zones

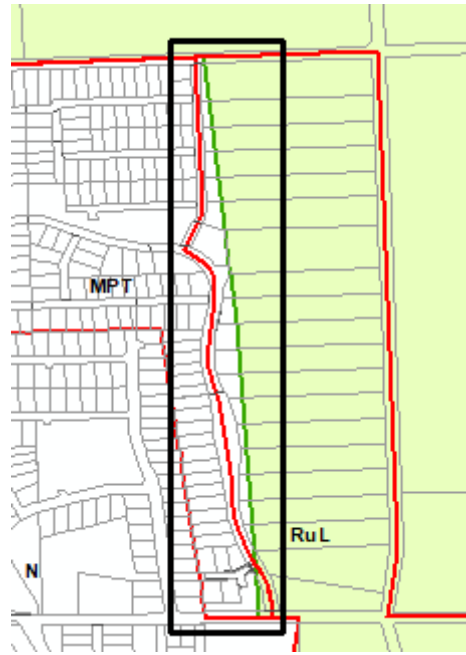


- EFPA
- P&D Code Zones
- Current cadastre

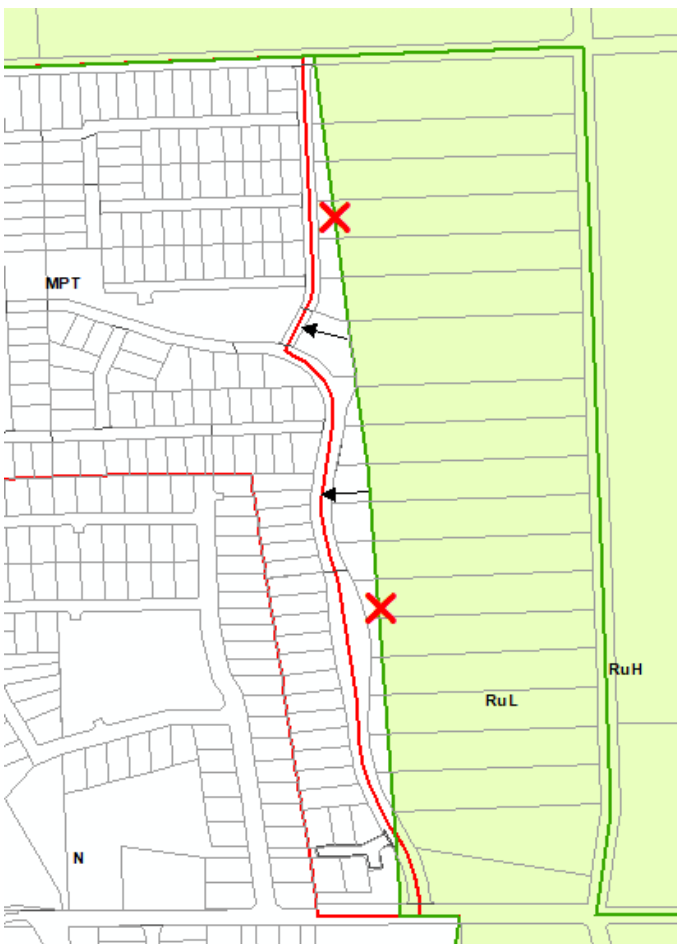
Current EFPA and Zones



Misalignment between EFPA and Zones



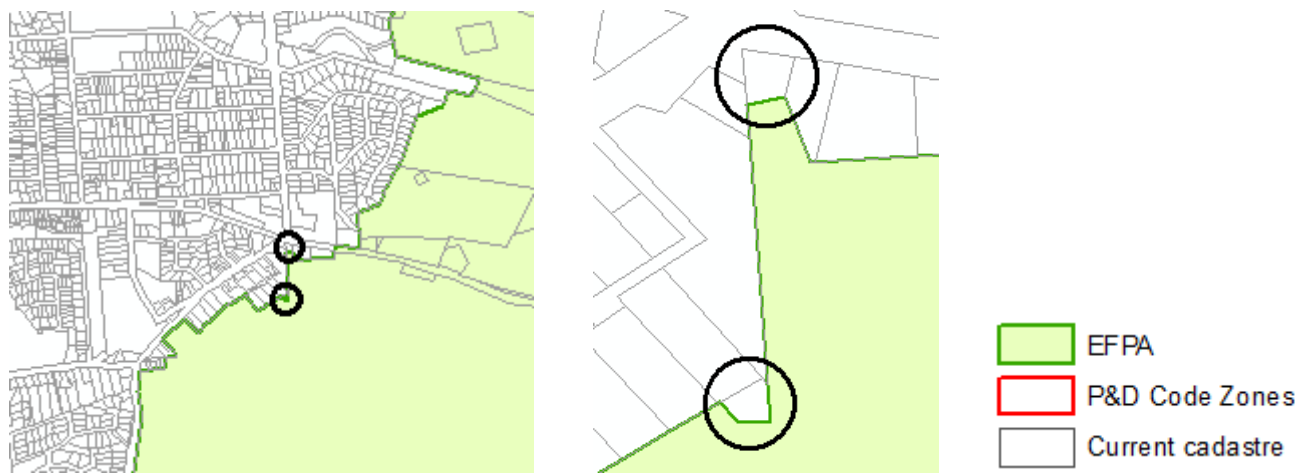
Current EFPA and Zones



19. TEA TREE GULLY – VISTA

Issue	Cause	Proposed Correction
The EFPA boundaries at this location do not align with zone boundaries.	The EFPA boundaries were created from the zone boundaries in the Development Plan at the time. The zone boundaries were subsequently updated during the transition to the Planning and Design Code.	Align the EFPA boundaries so that they match the updated zone boundaries.

Current EFPA

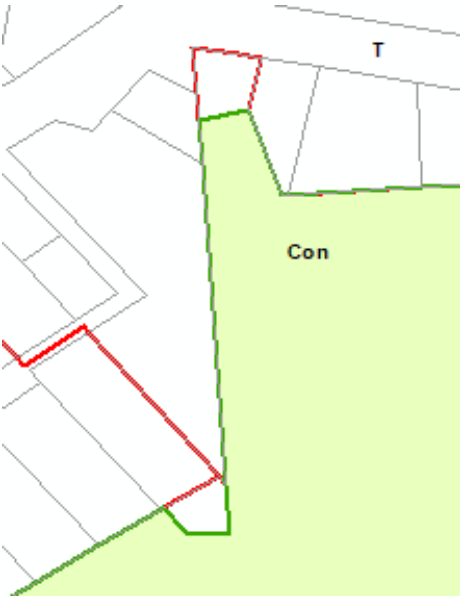




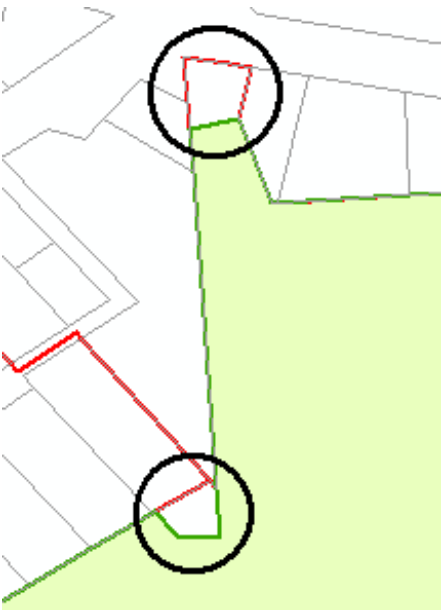
Current Zones



Current EFPA and Zones



Misalignment between EFPA and Zones



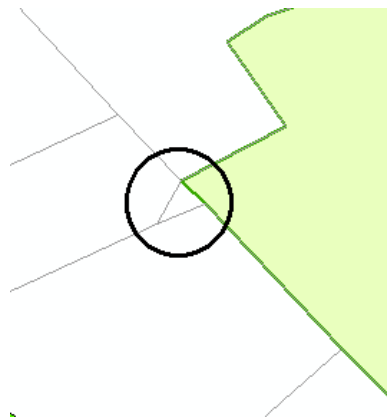
Align EFPA to existing Zone boundary



20. TEA TREE GULLY – VISTA

Issue	Cause	Proposed Correction
The EFPA boundaries at this location do not align with zone boundaries.	The EFPA boundaries were created from the zone boundaries in the Development Plan at the time. The zone boundaries were subsequently updated during the transition to the Planning and Design Code.	Align the EFPA boundaries so that they match the updated zone boundaries.

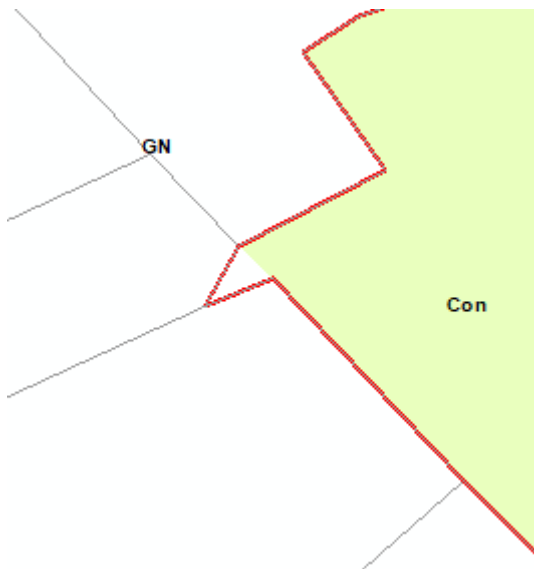
Current EFPA



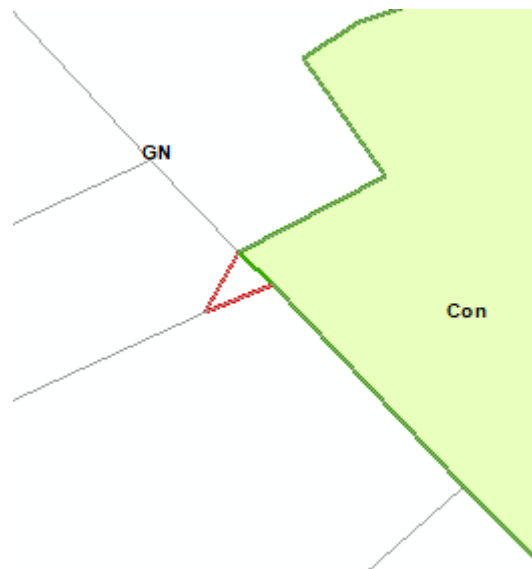
- EFPA
- P&D Code Zones
- Current cadastre



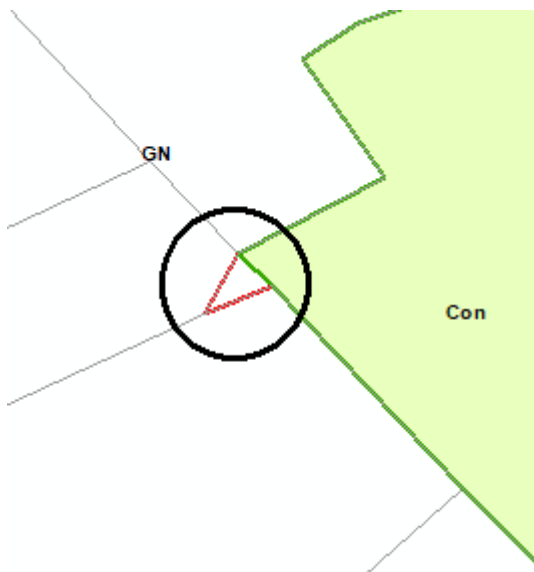
Current Zones



Current EFPA and Zones



Misalignment between EFPA and Zones



Align EFPA to existing Zone boundary

